

BALTIMORE METROCENTER SURVEY

SURVEY NO. B-2011

AREA: Cathedral Hill

MAGI NO.: 0420115311

Address: 18 West Franklin Street
Current Name:

Block: 551 Lot: 4 Lot size: 30 ft. x 145 ft.
Height: 3 Materials: Brick, wood, stone
Condition: Good Owner: James N. Phillips et al
Use: Commercial Accessible: Yes, restricted
Designation: Liber/Folio: CWM 4247/641



Historic Name:

Date: ca. 1820

Architect/Builder: Ralph Higinbotham, builder

Style (if appropriate):

Description: The flemish bond facade has three bays and a side hall entry reached by marble steps with an original iron railing. The exposed basement shop is reached by a second stairway fenced by a later iron balustrade. The first floor level is marked by a stone belt course on which the heavy sills of the first floor windows rest. The windows have 1/1 modern bronzed aluminum sash with iron basket balustrades. The arches are flat with gauged brick. The door surround is apparently mid-19th century in date. It has wood paneled pilasters and a floral relief spandrel above the doorway arch. A dentil cornice tops the surround. The double doors are paneled and appear to be of the late 19th century. The upper floors have modern aluminum sash, with transoms on the second floor and 1/1 on the third. All have stone sills and gauged flat arches. The simple cornice has a narrow fascia. The roof has two pedimented dormers with replacement windows which do not fit the arched openings.

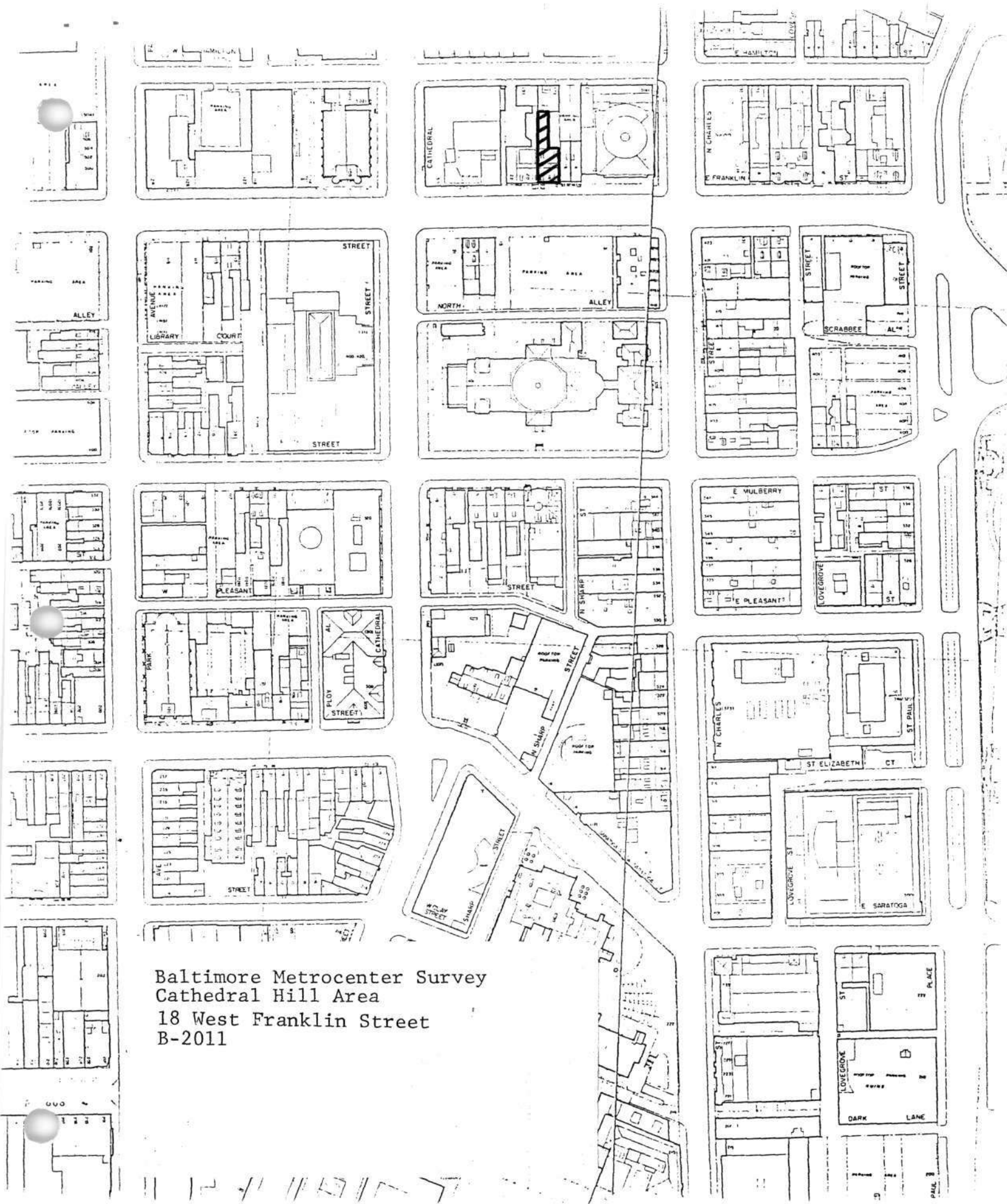
Significance:

Area: architecture

Level: local

Although the facade of the building shows several alterations from different periods, it has a definite 19th century character which is not seriously damaged by the modern window sash. This and the neighboring building at 20 West Franklin are the oldest remaining buildings in the unit block of the street. For most of the early 20th century, No. 18 has been used as doctor's offices, beginning in 1895 when Dr. John W. Chambers acquired the house. It is presently used as law offices with an interior decorating firm in the basement shop.

Sources: Land records; city directories
Surveyor and Date: Janet Davis, May 1985



Baltimore Metrocenter Survey
Cathedral Hill Area
18 West Franklin Street
B-2011



18 West Franklin Street B-2011
Cathedral Hill - Metrocenter Survey
Baltimore (City), Maryland
Photo: Janet Davis
Date: August 1984
Neg. loc.: Maryland Historical Trust
South elevation

MARYLAND HISTORICAL TRUST

551

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

2/13/11
B-2011
MAGI #0420115911

1 NAME

HISTORIC

AND/OR COMMON

18 W. Franklin Street

2 LOCATION

STREET & NUMBER

18 W. Franklin Street

CITY, TOWN

Baltimore

VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH
PUBLIC ACQUISITION
☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☐ YES: RESTRICTED
☒ YES: UNRESTRICTED
☒ NO

PRESENT USE

☐ AGRICULTURE
☒ COMMERCIAL
☐ EDUCATIONAL
☐ ENTERTAINMENT
☐ GOVERNMENT
☐ INDUSTRIAL
☐ MILITARY
☐ MUSEUM
☐ PARK
☐ PRIVATE RESIDENCE
☐ RELIGIOUS
☐ SCIENTIFIC
☐ TRANSPORTATION
☐ OTHER:

4 OWNER OF PROPERTY

NAME

Crown Realty Company

Telephone #:

STREET & NUMBER

Equitable Building

CITY, TOWN

Baltimore

VICINITY OF

Maryland

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Records Office Room 601

Liber #: MLP 6954
Folio #: 598

STREET & NUMBER

Baltimore City Courthouse

CITY, TOWN

Baltimore

STATE

Maryland 21202

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

City of Baltimore Neighborhood Survey

DATE

1975

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Commission for Hist. & Arch. Pres.

CITY, TOWN

Baltimore

STATE

Maryland 21202

7 DESCRIPTION

B-2011

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The flemish band facade of this three and one half story row house is regularly pierced by one-over-one double hung windows which graduate in height, having the tallest windows on the first floor. The windows are capped by flat arched brick work and have white marble sills. There are two dormers with pointed pediments in the roof. Eight marble stairs ascend to the double doors of the entrance. A large awning whos top edge cuts across the center of the first floor windows partly conceals their wrought iron balcony rails.

Though the entrance is Victorian, the fenestration proportions and resemblance of this house to its neighbor (20 W. Franklin Street) indicate that it is Greek Revival. The rectangular mass of the door surround is pierced by a half round transom over the double doors. There is a small vestibule with another set of doors. The entrance is ornamented with pilasters and decorated with scroll-work and diamond motifs. It is capped with a simple cornice.

Other decorative features include a marble belt course and slightly arched windows in the dormers (which have been covered over). There is also a visible chimney located in the unusual position of the wall between the hall and the front parlor. This house shares a simple wood cornice with 20-22 W. Franklin Street.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE**PERIOD****AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW**

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

29'6" x 145'

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha Rozansky Planning Assistant

ORGANIZATION

Commission for Hist. & Arch. Pres.

DATE

STREET & NUMBER

26 S. Calvert Street Room 900

TELEPHONE

396-4866

CITY OR TOWN

Baltimore

STATE

Maryland 21202

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House; 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

B-2011

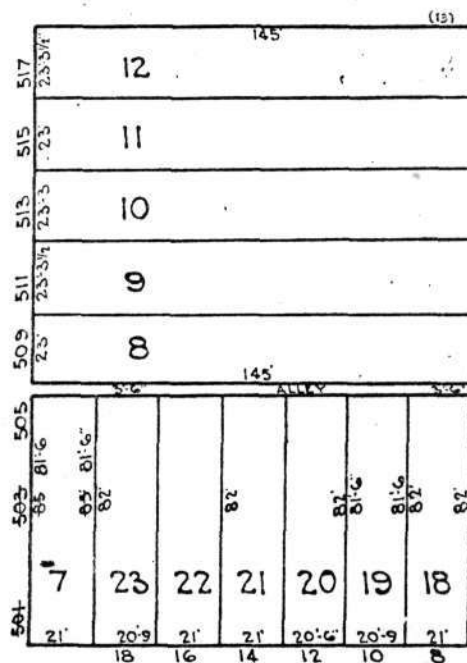
Dim. Lot 7 Changed Per P.S. C.Sh. 4004A
Lot 14/15 PER APP C. SH. 8131
Lot 7 Ho. No. CHANGE PER FIELD C. SH. 9568-A

WASHINGTON
PLACE

W. CENTRE

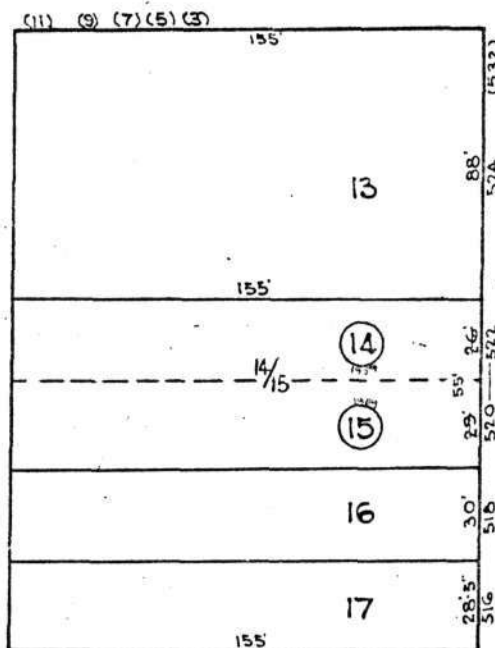
ST.

ST.



ST. ALLEY

MORTON

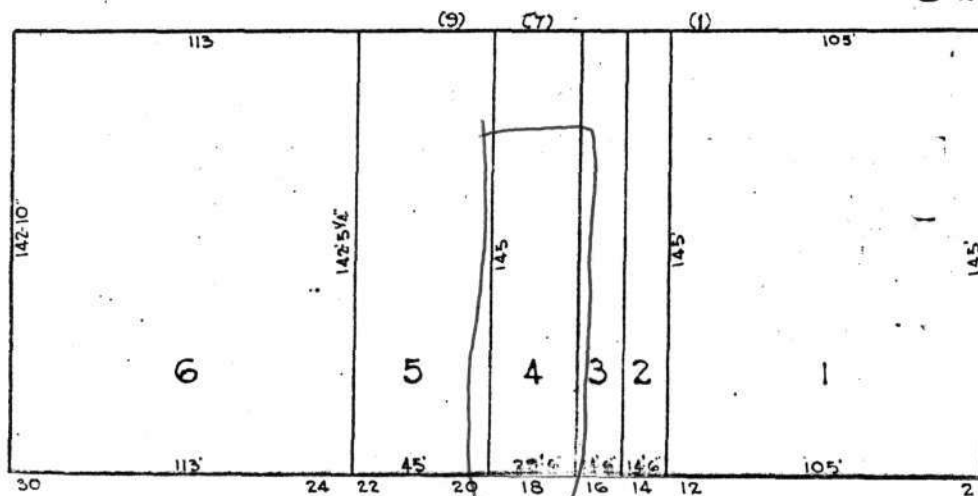


ST.

W. HAMILTON

ST.

CATHEDRAL



N. CHARLES

W. FRANKLIN

ST.

NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED
FOR UNDER ARTICLE 76(a) OF THE CITY CHARTER.
IT IS COMPILED FROM TITLE AND OTHER
SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS
BUREAU OF PLANS & SURVEYS
PROPERTY LOCATION DIVISION

WARD II SECTION 10
BLOCK 551

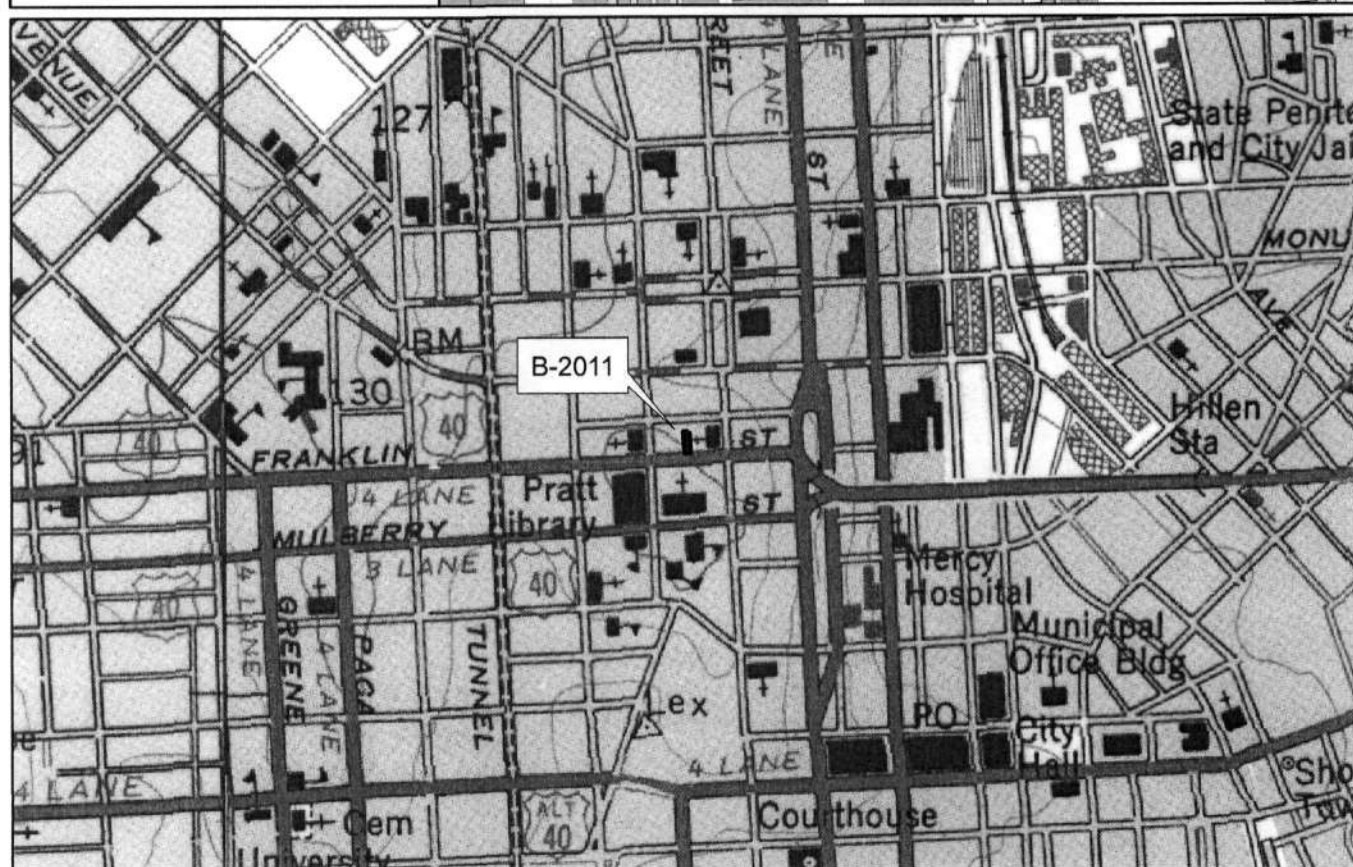
SCALE 1 INCH = 40 FT. DATE August 25-47

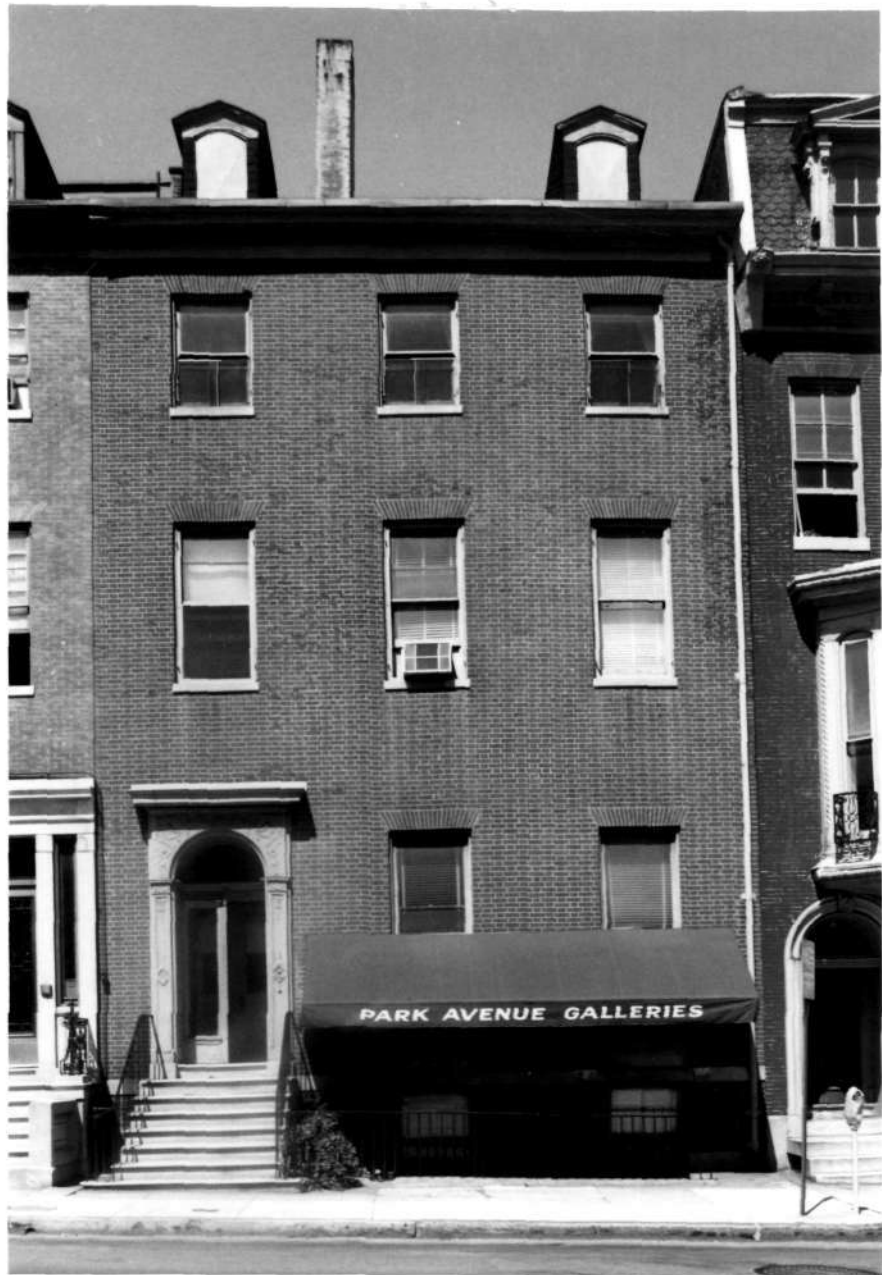
TRACED BY *W. J. Sienkiewicz*

LETTERED BY *W. J. S.*

CHECKED BY

GIS data Courtesy of
the City of Baltimore, MOIT/EGIS





18 W. Franklin

B-2011

B11-SS14
Neg 14